Verified RealEstate™

REFERENCE
08/2026-2027

ISSUED
07 August 2026

PP APPROVAL RECORD

Planning Permission

Survey 260/1T1A3 and 1 more

Oder Palayam

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
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DIGITALLY VERIFIED RECORD

SITE AND DETAILED PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF R.C.C ROOF GROUND, FIRST & SECOND FLOOR RESIDENTIAL BUILDING OF SITE NO:2 IN S.F NO: 260/1T, NEW SUBDIVISION S.F NO: 260/1T1A3, (PATTA NO:4176) AT ALLIKARANPALAYAM, ODDERPALAYAM VILLAGE & PANCHAYAT & ANNUR TALUK, COIMBATORE DISTRICT.

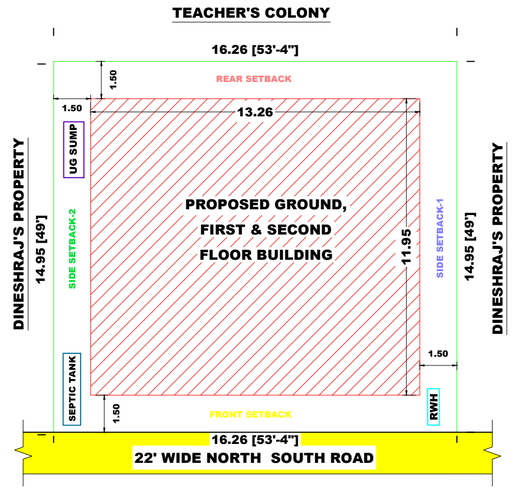
SITE REGULARISATION NA.KA.NO:
1771/2016/AA1 DT 26.02.2021

APPLICANT:- Mr. B. SARAVANAN



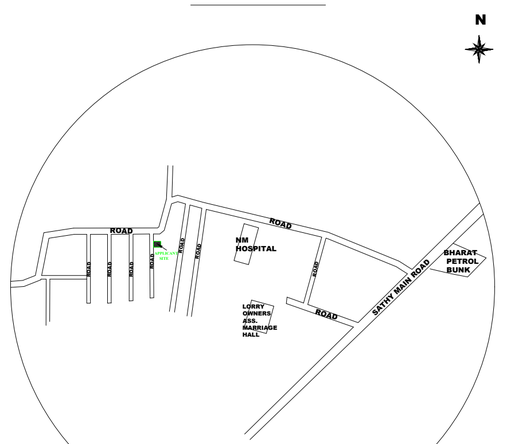
ELEVATION

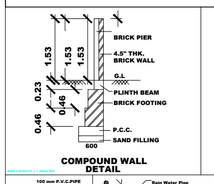
CROSS SECTION A-A



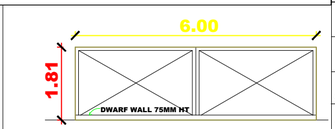
SITE PLAN

KEY PLAN

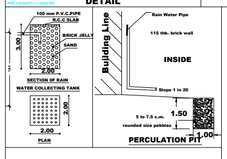


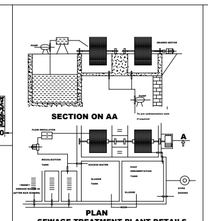


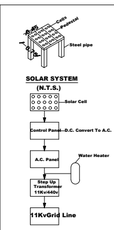
COMPOUND WALL DETAIL



MAIN GATE





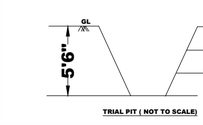


PLAN SCALE - 1 : 100

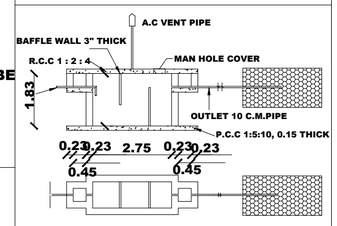
SITE PLAN - 1 : 100

COLOUR INDEX

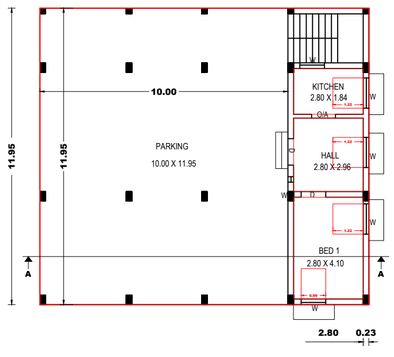
- SITE BOUNDARY
- PRO. BUILDING
- RCP & ST- DT
- EXI. BLDG TO BE DEMOLISED
- ROAD



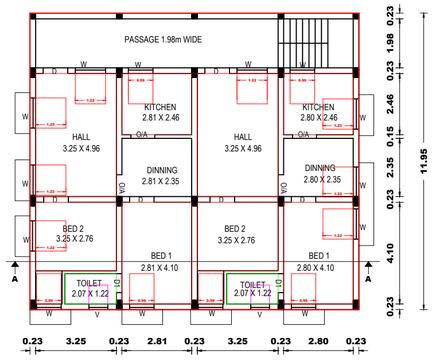
TRIAL PIT (NOT TO SCALE)



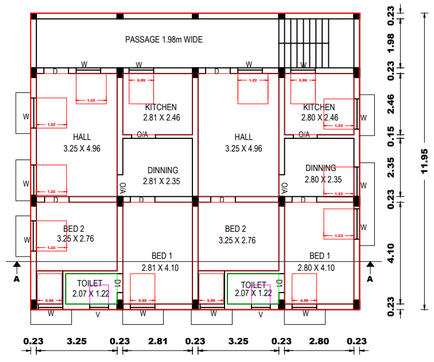
SEPTIC TANK AND TRENCH



PLAN



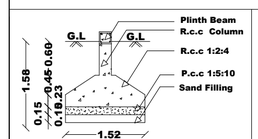
FIRST FLOOR PLAN



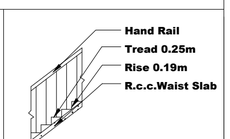
SECOND FLOOR PLAN

NOTES:-

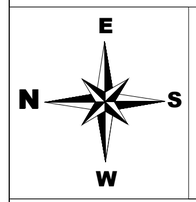
- All dimension are in meter
- Scale 1 :100
- Waste water used for garden
- Rain water harvesting details provided
- Rain water harvesting tank to be provided

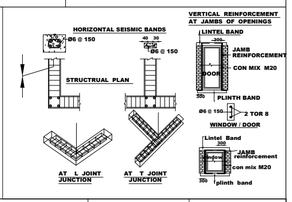


COLUMN FOOTING DETAILS



STAIR DETAILS





PARKING	REQUIRED	PROVIDED
TWO WHEELER SPACE	0	3
CAR SPACE	2	2

DETAILS OF JOINARIES.

RS	- Rolling Shutter	3.35 X 2.13	W1	- WINDOW	1.83X 1.22
MD	- MAIN DOOR	1.52 X 2.13	W2	- WINDOW	1.22X 1.22
D	- DOOR	1.00X 2.13	V1	- VENTILATOR	2.13X 0.61
D1	-DOOR	0.76 X 2.13	V	- VENTILATOR	0.91 X 0.61

AREA DETAILS	SQ.M	SQ.FEET
AREA OF THE SITE	243.12	2617.00
AREA OF PRO. GROUND FLOOR	158.48	1705.88
AREA OF PRO. FIRST FLOOR	158.48	1705.88
AREA OF PRO. SECOND FLOOR	158.48	1705.88
TOTAL FSI AREA	475.44	5117.64
AREA OF OPEN SPACE	84.64	911.12

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AMBASSADOR PLANERS
ANNUR AND SOMANUR
CELL : 98422 - 63216 & 93630 - 63216
SINCE 1980

APPLICANT :-

Mr. B. SARAVANAN

ENGINEER /LBS:-

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Registered Engineer Grade -1 RE /168/LS/23-27/00002
Registered Structural Engineer Grade-1; RSE/168/LS/23-27/00006
Chartered Engineer -AM174404/9
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Ph:0421-2333216, Cell: 98422-63216.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.